

# 42 Fleming Way - Guide Price £325,000

Withersfield Haverhill CB9 7SQ

shires

Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

# Guide Price £325,000

## The Property

GUIDE PRICE £325,000 - £350,000

Nestled on the outskirts of, Haverhill, this delightful mid-terrace house on Fleming Way offers a perfect blend of modern living and comfort. Built in 2016, the property boasts a generous 1,216 square feet of well-designed space, making it an ideal home for families or those seeking extra room to grow.

With four spacious bedrooms, this residence provides accommodation for both relaxation and privacy. Each room is thoughtfully laid out, allowing for natural light to fill the spaces, creating a warm and inviting atmosphere. The contemporary design ensures that the home is not only stylish but also functional, catering to the needs of modern life.

The location is particularly appealing, offering a peaceful setting while still being conveniently close to local amenities and transport links. Residents can enjoy the tranquillity of rural living, with the vibrant town of Haverhill just a short distance away, providing a range of shops, schools, and recreational facilities.

This property is an excellent opportunity for those looking to settle in a friendly community, with the added benefit of a relatively new build, ensuring that maintenance and upkeep are kept to a minimum. Whether you are a growing family or simply in search of a spacious home, this four-bedroom house on Fleming Way is sure to impress. Do not miss the chance to make this lovely property your new home.

Agent Note  
Management Fee of Estate - £338 P/A

## Features

- Four Bedroom Townhouse
- Integral Garage
- Bedroom 1 Benefits an Ensuite
- Walking Distance to Local Amenities
- Available to view Now
- Solar Panels
- Perfect Family Home
- Double Glazing and gas central heating
- Kitchen/Dining Area
- Private Rear Garden

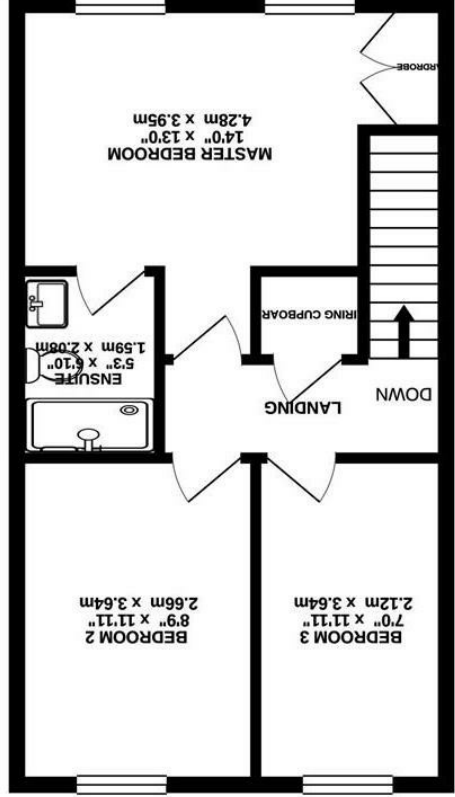




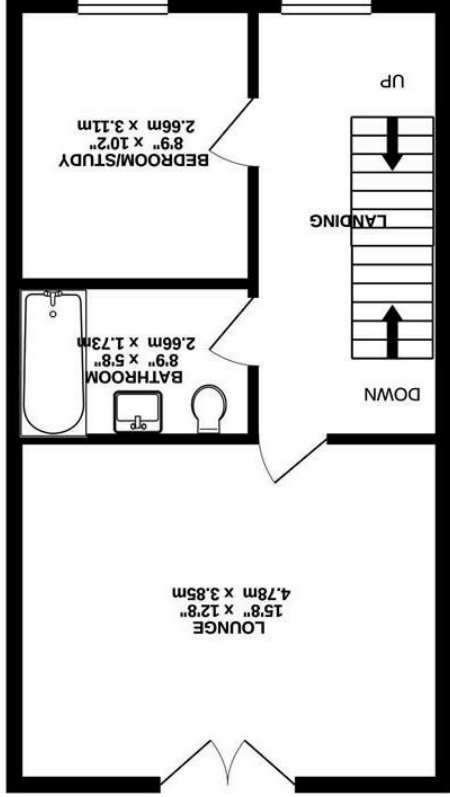
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Energy Efficiency Rating	
Current	Potential
93	94
Very energy efficient - lower running costs (92-94) A	
Energy efficient - lower running costs (81-91) B	
Decent energy efficiency - lower running costs (69-80) C	
Average energy efficiency - lower running costs (55-68) D	
Below average energy efficiency - higher running costs (39-54) E	
Poor energy efficiency - higher running costs (21-38) F	
Very poor energy efficiency - very high running costs (1-20) G	

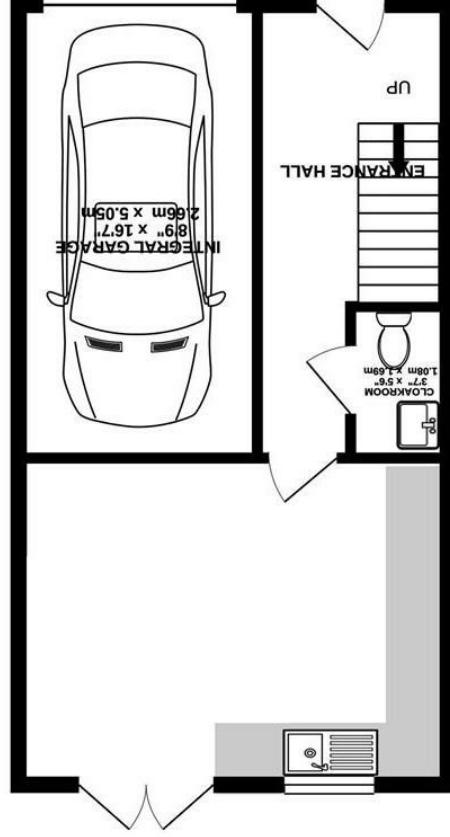
England & Wales  
 EU Directive 2002/91/EC  
 Net energy demand - higher running costs



2ND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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